Bangalore Development Authority

PRE-BID RESPONSE

Name of Work :Empanelment of Facility Management Service (FMS) Agencies for BDA Apartments

Tender notification No. : BDA/EE/HPD-1/TEN/T-89/2026-27

KPPP Indent Number:BDA/2026-27/BD/WORK_INDENT255

S.No	Query	Query Response
1	Permission for Consortium / Joint Venture The EOI permits participation by individual firms, partnership firms and companies. We respectfully request BDA to permit Consortium/Joint Venture (JV) participation. Integrated Facility Management projects involve multiple specialized disciplines including housekeeping, technical maintenance, security, horticulture, STP/WTP operations, DG maintenance, electrical systems and resident support services. Allowing consortium participation would enable experienced organizations to combine their technical and financial strengths, thereby increasing competition and ensuring better service delivery. We further request that the technical experience and financial turnover of consortium members be considered collectively for qualification.	Consortium / Joint Venture allowed
2	Acceptance of Metro Rail and Airport Experience The EOI specifies experience in integrated facility management for large residential complexes or townships. We request BDA to kindly consider experience in Metro Rail Systems, Airports, IT Parks, Hospitals as equivalent experience.	Accepted
3	Number of Apartment Complexes Kindly indicate the approximate number of BDA apartment complexes proposed to be empanelled under this EOI.	Residential units across 38 projects in 14 locations
4	Number of Agencies to be Empanelled Kindly clarify whether BDA intends to empanel a single agency or multiple agencies under this EOI.	Multiple agencies under this EOI
5	Validity of Empanelment Kindly specify the proposed validity period of empanelment.	10 Years
6	Kindly clarify whether a separate Request for Proposal (RFP) with commercial bids will be invited only from the empanelled agencies.	Tender Conditions Prevails
7	Kindly clarify whether specialized services such as Lift Maintenance, DG Maintenance, Fire Fighting Systems, STP, WTP and Pest Control may be executed through authorized OEMs or specialized agencies.	Tender Conditions Prevails
8	Kindly indicate the proposed Performance Security requirement that will be applicable during the RFP stage.	Tender Conditions Prevails
9	Kindly indicate the proposed contract period for Facility Management Services after empanelment, along with the provision, if any, for extension based on satisfactory performance.	Decided by the Apartment Owners Association